

LONG ISLAND REAL ESTATE FOR SALE. LONG ISLAND REAL ESTATE FOR SALE.

WESTCHESTER REAL ESTATE.

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APARTMENTS.

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GREAT NECK

Situated near the links of the Great Neck Golf Course and the waters of Little Neck Bay, this hollow-tile stucco residence having 4 master's bedrooms, 2 baths, 3 maids' rooms, bath, red Spanish tile roof. Garage for 2 cars with man's quarters of room and bath. Plot 3/4 of an acre, wonderful shrubbery, trees; within a 6 minute walk of the Great Neck railroad station, which has a 24 minute express service from the Pennsylvania Station in Manhattan.

The owner is leaving for California and is desirous of sacrificing said property at the very unusual price of \$35,000.

BAKER CROWELL, Inc.
47 WEST 34TH STREET
Great Neck 174

Greeley 38 MURRAY HILL 2390

Long Island Properties

FROM the modest cottage at sixty-three hundred (\$6,300) dollars, to the gentleman's Estate at two hundred and fifty thousand (\$250,000) dollars. Summer Rentals. Send for my sales and rentals lists.

Thos. H. Todd Select Long Island Properties.

402 Madison Avenue, New York

PHONE VANDERBILT 5595. MURRAY HILL 2390.

Great Neck

Developer's Opportunity

LONG ISLAND CHOICE
ACREAGE NOW
AVAILABLE

The John N. Clarke farms which for years have been tied up in an estate, is now offered for sale.

The United States Geological Survey monument at the front door of the old mansion designates the second highest point on Long Island, Mackay's Harbor Hill, in Roslyn, only being higher. This property consists of

53 ACRES

and will be offered for sale as one estate until July 15, 1919. If not sold by that date it will be developed and sold in lots of one, two or three acres.

For further information and particulars, apply to:

KEHOE & GILLIAR
GREAT NECK, L. I.
Phone Great Neck No. 1.

I. G. WOLF.
1,370 BROADWAY, N. Y.
Phone Madison Square 6255.

Have Immediate

Buyers for Desirable
LONG ISLAND
PROPERTIES

Send description and
photographs at once.

THOS. H. TODD
Select Long Island Properties
402 Madison Ave., N. Y.
Vanderbilt 5595. Murray Hill 2390.

LAWRENCE BEACH, L. I.
Plot 100x250; large frame house, 13 bed
rooms, 3 baths; free and clear. Recently
furnished at cost of \$2,500. Price, \$15,000.
Terms to suit.

RAFAEL DE FLOREZ,
402 Madison Ave., N. Y.
Phone Murray Hill 2390.

REAL ESTATE.

MANAGEMENT OF ESTATES
INCOME PROPERTIES
J. Romaine Brown Co.
290 MADISON AV., N. Y. CITY.

FACTORIES FOR SALE OR RENT.
FACTORIES
25-26 Clinton St.
Robert A. Stoutenburgh, Newark, N. J.

QUEENS REAL ESTATE FOR SALE.

Write for
booklet "B"

Forest Hills Gardens

FIFTEEN MINUTES FROM PENN. STATION

LAND is the most secure of all investments, therefore it is called, in contradistinction to other types of investment, REAL ESTATE.

TRANSPORTATION and accessibility are the fundamental principles that enhance the value of REAL ESTATE. Improved transportation has brought Forest Hills Gardens within fifteen minutes of the center of Manhattan.

BUILDING operations have been resumed. The increased cost of building is offset by the low price of the land. Many people are purchasing plots and having plans prepared. Our belief that prices are stable—even though higher than one year ago—is confirmed by the fact that the RAISE FOUNDATION HOMES CO. is at present building 23 houses, costing over three-quarters of a million dollars. We urge upon those contemplating owning a home the early selection of a building site.

THE REAL ESTATE business is in a better position now than at any time since 1907; therefore land prices are now to increase.

BUY LAND NOW

47 West 34th St.
New York

TO LET FOR BUSINESS PURPOSES.

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SCARSDALE

The very name suggests the perfect home, free of irritating surroundings—the American life at its utmost of comfort, convenience, health and social delight, yet, naturally, it is impossible to enjoy all these things without involving the question of money. If you contemplated having a home of your own, it is well to consider whether or not this is the time to purchase the land required for such a home.

Land is the only commodity unaffected by the prevailing increased costs. It can be purchased at a lower figure to-day than prior to the war. Therefore, the purchasing value of the American Dollar, while less powerful in terms of other commodities, is doubly powerful in the purchase of vacant land. In other words, by acquiring a 2, 3 or 5 acre site for one's home, your dollar is worth practically Two Dollars for this purpose.

The Watt and Morris Estates, on Heathcote, Fenimore, Cushman Roads, Morris Lane and Birchall and Kewyn Drive, in the restricted district of Scarsdale, offer the very best opportunities in Westchester County.

An interesting booklet will be sent upon request.

Quaker Realty Co. and The Kewyn Corp., Owners.
FRED'K FOX & CO., Inc., 14 W. 40th St., New York

QUEENS REAL ESTATE FOR SALE.

Where there is real water-front
Miles of it, right in New York City
An All-year Seaside Home Community

HOWARD BEACH

30 minutes by electric trains
from Penn. Station and Flatbush Ave.

NEW SEMI-BUNGALOWS
NEARING COMPLETION

7 rooms bath, \$8,500 to \$7,000.
ON EASY TERMS

Lots, Flats & Bungalow Sites
at Moderate Prices.

Bungalows Built to Order
for this Season's occupancy.

Loans and convenient payments arranged.
Opp. R. R. Station. Open all day, every day.

Or Call, Write or Phone
Howard Estates Development Co.
51 Chambers St., N. Y. Phone Worth 3556.

Edgeworth Smith
Sales Manager
One West 34th St., N. Y.
Phone Greiner 3390

Office at New Garden Station
Phone Richmond Hill 1713

REAL ESTATE.

Have the Cash
to Buy at Once

Apartment,
Loft B'd's,
Tenements

In Manhattan
and Brooklyn

It will pay you to get in touch
with me immediately if you wish
to realize topnotch prices for
your property.

My success and reputation is
a guarantee of absolute satisfaction.

Leslie J. Robinson

Woodworth Building
Telephone Barclay 7636.

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booklet "B"

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CO-OPERATION

Organization of business along co-operative lines has made this country what it is commercially today—the richest and most powerful nation on earth. Incidentally it has made it a country where people are better clothed, better fed and better housed than anywhere else in the world.

Co-operation along social lines has made Jackson Heights community what it is today—the most desirable apartment house section in New York City.

In line with the idea of co-operation and in order to stabilize the community and maintain its high character, The Queensboro Corporation has decided to adopt the co-operative or collective ownership plan for the sale of its apartment houses, making it possible for a desirable class of people to own their own apartment homes. Under this plan, after a small cash payment, installments of a few dollars more than the normal rent gives ownership within a few years.

The plan is in accord with the Government's policy of "Own Your Own Home," and is thoroughly sound from an economic standpoint, carrying out the idea that is now the order of the day, viz.: doing away with unnecessary and unearned profits and bringing the economic necessities of the people direct from the producer to the consumer.

The COLLECTIVE OWNERSHIP PLAN affords home insurance, rent insurance, system for the practice of thrift, a safe and profitable investment.

You are invited to talk it over with

The Queensboro Corporation

Manhattan Office
50 East 42d St., Cor. Madison Ave.
Telephone Murray Hill 7057

Jackson Heights has direct connection to all points on the Interborough Subway for a single 5c fare, (22 minutes to Grand Central Station), also direct connection via the Queensboro Bridge with the Manhattan Elevated lines. Within a few months, upon completion and operation of the 60th Street Tunnel running through 60th Street, Manhattan, and paralleling the Queensboro Bridge, direct connection will be made with the Broadway-Seventh Avenue R. R. T. Subway. The transit already in operation is good and is being improved steadily with the development of the territory served and with the operation of this new line Jackson Heights will enjoy transportation such as no section of upper Manhattan, The Bronx, or Brooklyn has or can expect to have for many years.

CONNECTICUT REAL ESTATE FOR SALE

WONDERFUL PROPOSITION
At New Canaan, Conn.
For Sale or Rent.
Large old fashioned house with
24 acres of land.

Situated on the highest point around
New Canaan with view of Long Island
Sound and surrounding country that
would be hard to find elsewhere.
On Main floor: Hall, reception room,
library, dining room, master's study,
study, kitchen, and laundry.
Second floor: Master Bedroom with
dressing room, closets and bath, 4 bed-
rooms and guest bathroom; two ser-
vants' rooms and bath.

Large attic with two store rooms.
Four open fireplaces on main floor
and one in upper hall.
Antique mantels and mahogany doors.
Cellar with wine lockers, store room
and coal bins. Up to date hot water
heating.

Piazza 12 and 16 feet wide on
Front, East and West sides.
Arched well with electric pump.
Chemical analysis shows an exception-
ally pure water supply.
ELECTRIC LIGHT THROUGHOUT.
Stable can be used as garage. Ad-
joining cow stable and several other
outbuildings.

For further particulars address
LESLIE F. SMITH
442 Atlantic St., Tel. 2230, Stamford, Ct.

GREENWICH

THE
RICHEST COUNTRYSIDE
IN AMERICA

ON SALT WATER
50 MIN. FROM NEW YORK

THE GATEWAY OF
NEW ENGLAND

LADD & NICHOLS
ITS
REAL ESTATE BROKERS

Tel. 1717 Greenwich, Conn.
Every House, House Property, Old
Farm Estate, Ravine, Brook, Hill (400
ft.), Lake hereabout that's for sale.
Several Not Listed with Other Brokers.

A BEAUTIFUL summer home in Guilford,
Conn.; cost over \$10,000; can be bought for
LESS than half. Address OWNER, 1211
18th St., N. W., Washington, D. C.

RICHMOND REAL ESTATE FOR SALE.

BEAUTIFUL modern nine room stucco
house; large fireplace; billiard room; gar-
age for 2 machines; chauffeur's room; com-
plete electric laundry; most romantic spot;
highly restricted; rose and fruit garden;
magnificent view; big bargain if taken at
once. Will sell with or without entire new
and exquisite furnishings of home, includ-
ing collection of fine paintings, wonder-
ful Chinese and Persian rugs, etc. Inspec-
tion invited. At home Sunday, MRS.
VOGEL, Emerson Hill (Concord), Staten
Island, Tel. Tompkinsville 131.

APARTMENTS TO LET.

1000 MADISON AVE.

In exclusive Lenox Hill section; 3, 3 and 4
large rooms and bath, with very large
cosy open fireplace, etc.; must be seen
to be appreciated; rents from \$1,800 up.
Agent on premises. RITE REALTY CO.
Phone Lenox 3151.

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NEW JERSEY REAL ESTATE FOR SALE

Maplewood, N. J.
Choice Residential Section of the Orange

One of the finest houses ever built
for summer and fall occupancy.

In these houses a high stand-
ard of construction is being
maintained. We buy our ma-
terials in quantity and employ
men by the day. All work is
done under architect's super-
vision.

Careful attention given to
design, plan and equipment.

We maintain that we have
the best proposition on the
market to-day for those seek-
ing a substantial home in a re-
fined residential community.

PRICES, \$8,750 to \$15,000

Let us tell you more about
Maplewood and our houses.

OPEN, DECORATION DAY
L. PERRY FERGUSON,
Sales Manager.

BU-DAL COMPANY
Budd Building, at Lackawanna
Sta., Maplewood, N. J.

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NEW JERSEY REAL ESTATE FOR SALE

AT MONTCLAIR
THE TOWN THAT NEEDS NO BOOSTING

FOR RENTAL

Modern residence, 10 rooms, 2 baths, near center. \$1,500

Attractive Residence, 11 rooms, 2 baths, large shady grounds; gardens. 1,800

Brick Colonial residence, 10 rooms, 3 baths, most attractive design, choice location. 2,400

Hillside Residence, surrounded by fine grounds in lawn and gardens, 13 rooms, 3 baths, double garage. 3,600

FOR SALE—SPECIAL.

Colonial residence, Lackawanna district, 11 rooms, 2 baths, steam elec-
tricity, lot 67x200, fine view. 16,000

Handsome residence, built for owner, 14 rooms, 3 baths, solarium, lot
160 ft. front, double garage. 25,000

FOR RELIABLE INFORMATION ABOUT MONTCLAIR PROPERTY CONSULT

F. M. CRAWLEY & BROS.

REAL ESTATE BROKERS, OPP. LACKAWANNA TER., MONTCLAIR, N. J.

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